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 IGNITEFUNDING.COM

# BORROWER LOAN APPLICATION

\*Application last updated on 1.11.23.

## Section 1 | CONTACT INFORMATION

**Borrowing Company Point of Contact Name**

**Borrowing Company Point of Contact Phone**  **Borrowing Company Point of Contact Email**

## Section 2 | COLLATERAL INFORMATION

**Loan Amount Requested**  **Property Value**

**Loan Type**  **Valuation Source**

**Loan Sub Type**  **Date of Valuation**

**Legal Description | APN | Address**

**Borrower Use of Proceeds**

This information **must** be specific to detail the use of proceeds to correspond to an agreed upon budget with Ignite Funding for each Legal Description, APN or address defined above.

**Borrower Exit Strategy**

**Borrower Experience**

### Section 3 | BORROWING ENTITY INFORMATION

Ignite Funding will require all entity formation documents to be provided.

Legal Name of Business/Borrowing Entity (include any DBAs)  Borrowing Entity EIN

Business/Borrowing Entity Address  City  State  Zip

Each Principal of the Borrowing Entity will be required to provide a copy of a valid government issued identification.

Borrowing Entity Principal Name  Ownership %  Signing Authority

Borrowing Entity Principal Name  Ownership %  Signing Authority

Borrowing Entity Principal Name  Ownership %  Signing Authority

Borrowing Entity Principal Name  Ownership %  Signing Authority

Does the Borrowing Entity roll-up to a Parent Company?  Yes  No If Yes, provide Parent Company information below.

Legal Name of Parent Company (include any DBAs)  Parent Company EIN

Parent Company Address  City  State  Zip

Each Principal of the Parent Company will be required to provide a copy of a valid government issued identification.

Parent Company Principal Name  Ownership %  Signing Authority

Parent Company Principal Name  Ownership %  Signing Authority

Parent Company Principal Name  Ownership %  Signing Authority

Parent Company Principal Name  Ownership %  Signing Authority

Ignite Funding may request to review the financial condition of the Borrowing Entity and Parent Company throughout the life of the loan.

Borrowing Entity (including all affiliated/parent companies) Current Debt Servicing Amount with Ignite Funding?

Borrowing Entity (including all affiliated/parent companies) Expected Revenue Current Year?

Borrowing Entity (including all affiliated/parent companies) Revenue Prior Year?

### Section 4 | COMPANY AND PERSONAL GUARANTOR INFORMATION

Ignite Funding will require all entity formation documents to be provided or a valid government issued identification for each guarantor listed below.

Company Guarantor Name  Company Guarantor EIN

Personal Guarantor Name  Personal Guarantor SSN

## Section 5 | INSURANCE INFORMATION

Ignite Funding requires that all loans have a General Liability Policy naming Ignite Funding, LLC FBO as Additionally Insured **and** construction loans requires Property Insurance, Builder's Risk Insurance or a Course of Construction Insurance Policy naming "Ignite Funding, LLC FBO" as Additionally Insured **and** Loss Payee prior to the funding of a loan. \*Note that this information will be verified by Ignite Funding to ensure the endorsements have been completed.

As part of this application, below will define the applicable insurance carrier(s) and coverage in effect or intended for the requested Legal Description, APN or address associated with the loan requested and Borrowing Entity.

### GENERAL LIABILITY POLICY INFORMATION

Insurance Company Name	<input type="text"/>
Insurance Type	<input type="text"/>
Insurance Coverage Amount	<input type="text"/>
Insurance Policy Number	<input type="text"/>
Insurance Expiration Date	<input type="text"/>

### PROPERTY INSURANCE POLICY INFORMATION

Insurance Company Name	<input type="text"/>
Insurance Type	<input type="text"/>
Insurance Coverage Amount	<input type="text"/>
Insurance Policy Number	<input type="text"/>
Insurance Expiration Date	<input type="text"/>

## Section 6 | BACKGROUND INFORMATION (Must be completed for each Primary and Joint Applicant. Any "yes" responses may require additional information to be provided.)

	PRIMARY APPLICANT	JOINT APPLICANT
Are you a non-resident alien of the US?	<input type="radio"/> Yes <input type="radio"/> No	<input type="radio"/> Yes <input type="radio"/> No
Are any of your assets held in trust? (If yes, please attach Trust Agreement.)	<input type="radio"/> Yes <input type="radio"/> No	<input type="radio"/> Yes <input type="radio"/> No
Have you or your business ever filed for bankruptcy or defaulted on any debts? (If yes, please provide a written explanation.)	<input type="radio"/> Yes <input type="radio"/> No	<input type="radio"/> Yes <input type="radio"/> No
Is the business an endorser, guarantor or co-maker for obligations not listed on its financial statements?	<input type="radio"/> Yes <input type="radio"/> No	<input type="radio"/> Yes <input type="radio"/> No
Does your business use or store any hazardous / toxic materials or produce hazardous / toxic waste?	<input type="radio"/> Yes <input type="radio"/> No	<input type="radio"/> Yes <input type="radio"/> No
Has the subject collateral ever been occupied by an environmentally sensitive user? Please provide recent Environmental Site Assessment Report.	<input type="radio"/> Yes <input type="radio"/> No	<input type="radio"/> Yes <input type="radio"/> No
Is the business involved in any mediation, arbitration or lawsuit?	<input type="radio"/> Yes <input type="radio"/> No	<input type="radio"/> Yes <input type="radio"/> No
Does the business owe any taxes for years prior to the current year?	<input type="radio"/> Yes <input type="radio"/> No	<input type="radio"/> Yes <input type="radio"/> No
Is the business pending any change(s) in ownership?	<input type="radio"/> Yes <input type="radio"/> No	<input type="radio"/> Yes <input type="radio"/> No
Does the company maintain key person life insurance on any owner, office or shareholder?	<input type="radio"/> Yes <input type="radio"/> No	<input type="radio"/> Yes <input type="radio"/> No

## Section 7 | YOUR REPRESENTATION AND WARRANTIES

I understand that Ignite Funding is relying on the information provided on and with this Business Credit Application (including the designation of my property as separate or community property) in deciding to give or continue the financial accommodations or extension of credit I have requested or received. I promise that this is a true statement of my financial conditions as of the date of valuation. You may rely on it as being true and correct until I otherwise notify you in writing. If this information is not true in any material respect, or I should die, file for bankruptcy, if any other creditors tries to seize my property, or if a writ of attachment, garnishment, or other legal process is issued against property of mine or if I fail to notify you of any material change as above agreed, or if the business or any interest therein of mine is sold, or if any adverse change occurs in my financial condition, at your election any or all of my indebtedness and obligations to you, direct or contingent, shall become immediately due and payable without demand or notice. You may retain and verify this information. I understand that from time to time you may receive information about me from others and may answer questions and requests from others seeking credit and experience information about me and my relationships with you, but that you will try and protect our confidential relationship in handling other requests. If this is joint financial information, these representations and warranties are from each of us.

By signing below, I/We have read and agree to make these representations and warranties, and I/We authorized Ignite Funding to verify with other parties to make any investigation of my/our credit, either directly or through any agency employed by Ignite Funding for that purpose. These representations, warranties, and authorizations extend not only to Ignite Funding, but also to any insurer of the loan and to any investor to whom Ignite Funding may sell all or any part of the loan. I acknowledge that Ignite Funding complies with the rules and regulations of the Nevada Revised Statutes (NRS) 645B, which allows investors to request copies of redacted information provided by the Applicant(s) that may include a personal credit report and tax returns.

### PRIMARY APPLICANT

Signature \_\_\_\_\_

Print Name

### JOINT APPLICANT

Signature \_\_\_\_\_

Print Name

CONTINUED ON NEXT PAGE

**Section 8 | EQUAL CREDIT OPPORTUNITY NOTICE**

If your application for business credit is denied, you have the right to a written statement of the specific reason(s) for denial. To obtain the statement, please send a written request to Ignite Funding, 6700 Via Austi Parkway, Suite 300, Las Vegas, NV 89119 within 60 days from the date you are notified of our decision. We will send you a written statement of reasons for the denial within 30 days of receiving your request for the statement.

**NOTICE:** The Federal Equal Credit Opportunity Act prohibits creditors from discriminating against credit applications on the basis of race, color, religion, national origin, sex, marital status, age (provided the applicant has the capacity to enter into a binding contract); because all or part of the applicant's income derives from any public assistance program; or because the applicant has in good faith exercised any right under the Consumer Credit Protection Act. The federal agency that administers compliance with this law concerning this creditor is the Federal Trade Commission, Atlanta Regional Office, 730 Peachtree Street, NE, Room 800, Atlanta, Georgia 303308.

**Section 9 | DISCLOSURE OF INVOLVEMENT - NAC 645B.210**

Pursuant to NAC 645B.210, Ignite Funding ("Ignite") hereby discloses if an owner, partner, director, officer, member or employee of a licensed mortgage broker, or relative of an owner, partner, director, officer, manager, member or employee of the licensed mortgage broker;

- (a) Has any personal involvement in a lending or borrowing transaction of the mortgage broker which is authorized under chapter 645B of NRS; or
- (b) Is licensed as, conducts business as or holds a controlling interest or position in:
  - (1) A construction control;
  - (2) An escrow agency of escrow agent; or
  - (3) A title agent, a title insurer or an escrow officer of a title agent or title insurer.

Following is a list of Ignite Funding employees who may invest in the subject loan and therefore have a beneficial interest and pro rata voting rights alongside all other investors in the subject loan. See Exhibit A of the recorded loan documents for percentage, if any. The employees include; Angela Cook, Carrie Cook, Dawn Pitts, Howard Robbins, Misty Bethany, Patrick Vassar, Mary-Kate Butta, Amber Arasmith, Nicholas Thomsen, Isaac Gonzalez, and Paul Murphy.

Following is a list of iManagement Group employees who may invest in the subject loan and therefore have a beneficial interest and pro rata voting rights alongside all other investors in the subject loan. iManagement Group, LLC is owned by the majority owner of Ignite Funding and the manager is one of the principals of Ignite Funding. See Exhibit A of the recorded loan documents for percentage, if any. The employees include; Didra Reese, Andrew Ervin, Israel Irizarry, Jr., Jenifer Ostler, Brian Perez, Stephanie Fryar, David Tran, Tammy Torrens, Summer Duffy, Madison Beaupre, and Jordan Tyner.

Following is a list of Preferred Trust Company employees who may invest in the subject loan and therefore have a beneficial interest and pro rata voting rights alongside all other investors in the subject loan. Preferred Trust Company, LLC is owned by the majority owner of Ignite Funding and the manager is one of the principals of Ignite Funding. See Exhibit A of the recorded loan documents for percentage, if any. The employees include; Alysia Ball, Christina Ramirez, Christina Trembly, and Priscila Menechini De Pontes.

In addition, the following individuals are relatives of current employees, listed above, who may invest in the subject loan and therefore have a beneficial interest and pro rata voting rights alongside all other investors in the subject loan. See Exhibit A of the recorded loan documents for percentage, if any. The relatives include; Phuong Vo, brother in law of David Tran, Debra Schulte, sister of Dawn Pitts, Daniel Schulte, brother in law of Dawn Pitts, Hunter Hicks, son of Carrie Cook, James Pitts, spouse of Dawn Pitts, John Arthur Footman, uncle of Stephanie Fryar, Kelly Murphy, spouse of Paul Murphy, Kristina Fryar, sister of Stephanie Fryar, Patricia Fryar, mother of Stephanie Fryar, and Robert Fryar, father of Stephanie Fryar.

Following is a list of affiliated entities which may invest in the subject loan and therefore have a beneficial interest and pro rata voting rights alongside all other investors in the subject loan. See Exhibit A of the recorded loan documents for percentage, if any. The affiliated entities include; Ignite Funding, LLC (Ignite), Ignite Funding, LLC - Endowment Fund I, II, III and IV, Preferred Trust Company, LLC (PTC), owned by some of the principals of Ignite Funding (as a Custodian, PTC may have mutual Ignite Funding clients that utilize their custodial services to hold their IRA account.), STF Properties, LLC, managed by Patrick Vassar, and Vassar Real Estate, LLC, managed by Patrick Vassar.

**Section 10 | IGNITE FUNDING USE ONLY**

Loan Officer  
Name

Patrick Vassar

**LOAN OFFICERS SIGNATURE**

Signature \_\_\_\_\_

Completed Application Received (This is the date that all information needed to make a credit decision was received.)

[Empty box for date]